



Hawthorne Heights Residential Project

Community & Economic
Development Department

City Council
November 14, 2017

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AERIAL PHOTO/LOCATION



2

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SITE PHOTOS



View of the site looking east towards Indiana Avenue, the existing surface parking lot, and classroom buildings.



View of the site looking southeast towards one of the classroom buildings, playground, and Burlington Northern Santa Fe Railway.



View of the site looking north towards classroom buildings.



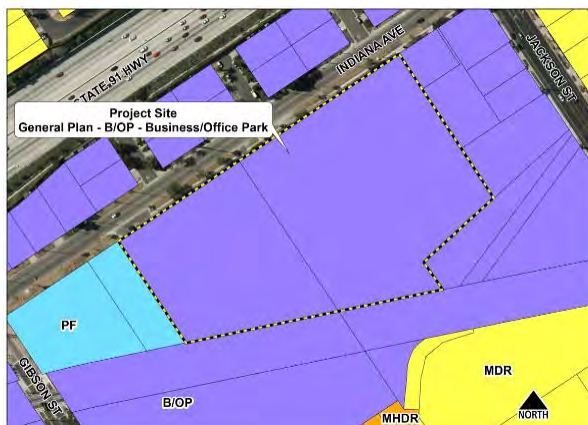
View from the center of the site looking towards the asphalt basketball court and adjacent residential development.

3

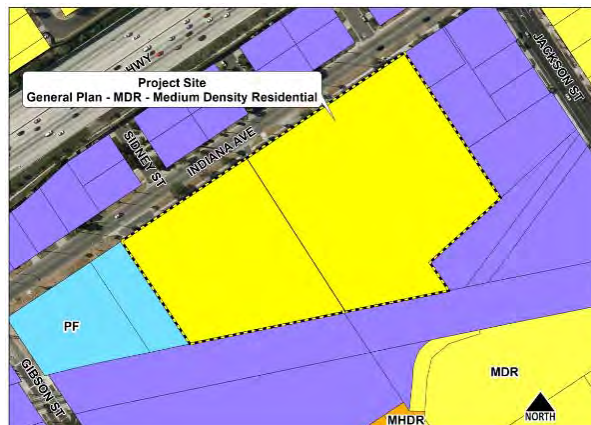


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EXISTING/PROPOSED GENERAL PLAN MAPS



EXISTING



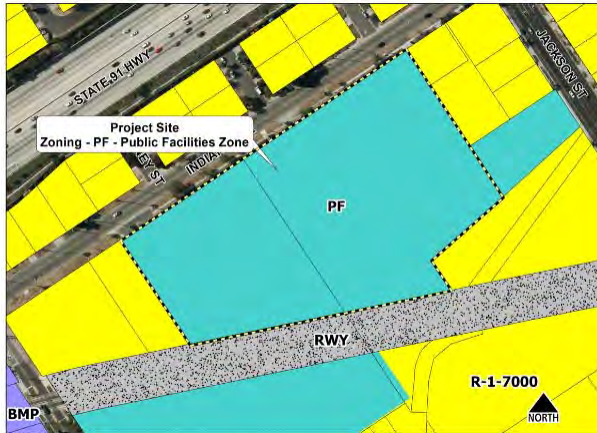
PROPOSED

4



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EXISTING/PROPOSED ZONING MAPS



EXISTING



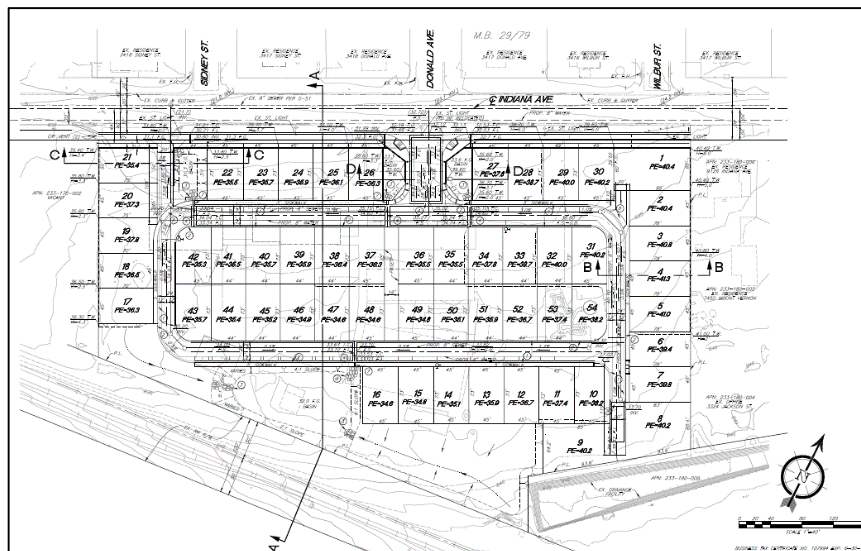
PROPOSED



5

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TRACT MAP NO. 37032



6

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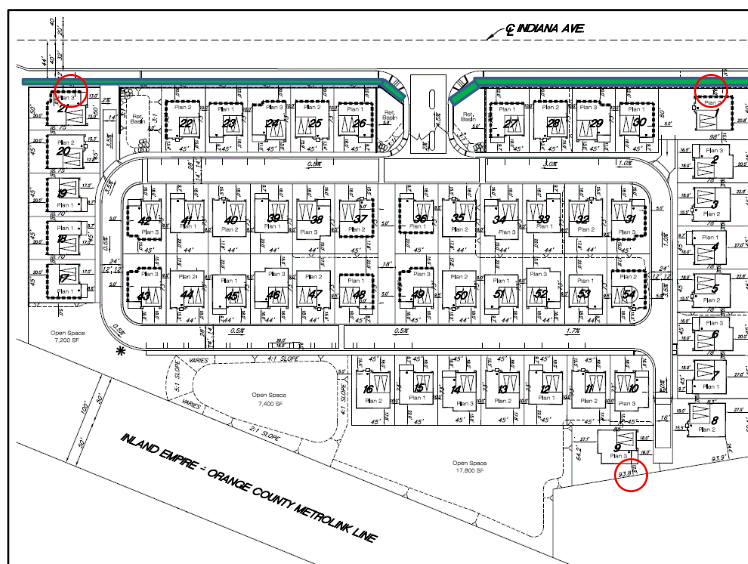
SITE PLAN



7

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SETBACK VARIANCES



8

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FENCE AND WALL VARIANCES



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9

BUILDING ELEVATIONS



P1 - CRAFTSMAN

P3 - SPANISH COLONIAL

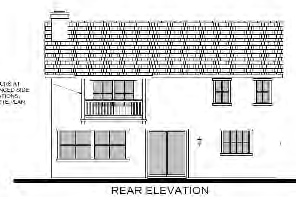
P2 - MONTEREY



REAR ELEVATION (ENHANCED)



REAR ELEVATION (ENHANCED)



REAR ELEVATION



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10

CONCEPTUAL LANDSCAPE PLAN



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11

RECOMMENDATIONS

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; adopt a Mitigated Negative Declaration; and adopt the Mitigation Monitoring and Reporting Program pursuant to California Environmental Quality Act Section 15097 and California Public Resources Code 21081.6;
2. Approve Planning Cases P16-0112 General Plan Amendment, P16-0113 Rezone, P16-0114 Tract Map, P16-0111 Planned Residential Development and Design Review, and P16-0883 Variances based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;
3. Adopt a Resolution amending the General Plan 2025; and
4. Introduce and subsequently adopt an Ordinance amending the Zoning Map.



12

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HAWTHORNE HEIGHTS



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13

SITE PLAN



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14

OPEN SPACE



15

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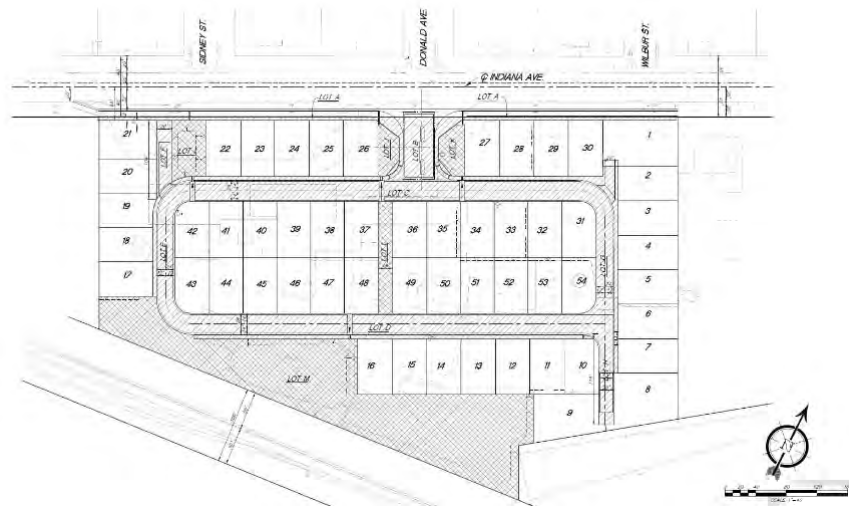
COMMON OPEN SPACE DETAILS



16

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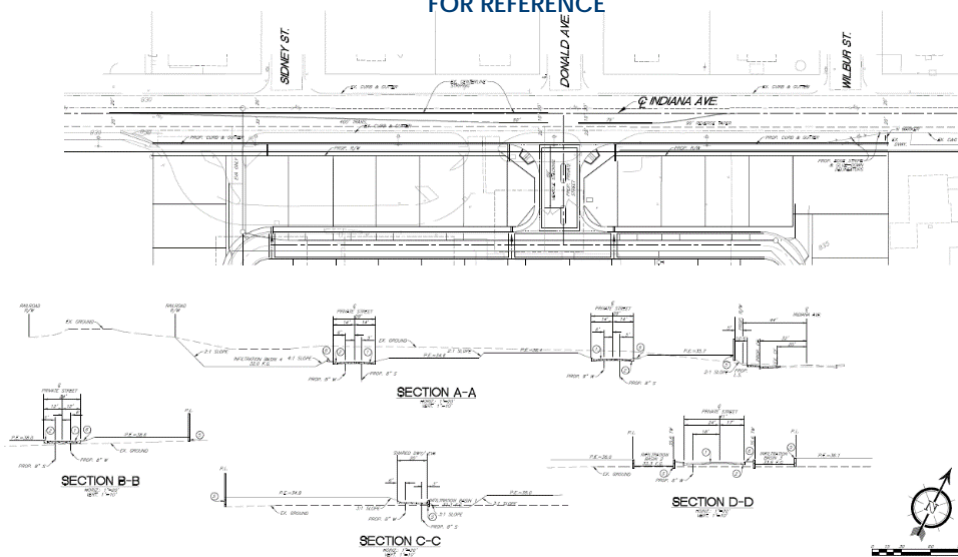
HOA MANAGED AREAS FOR REFERENCE



17

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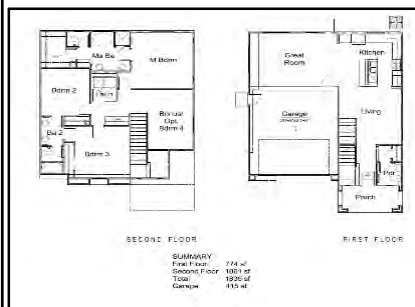
CROSS SECTIONS FOR REFERENCE



18

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FLOOR PLANS FOR REFERENCE



Plan 1



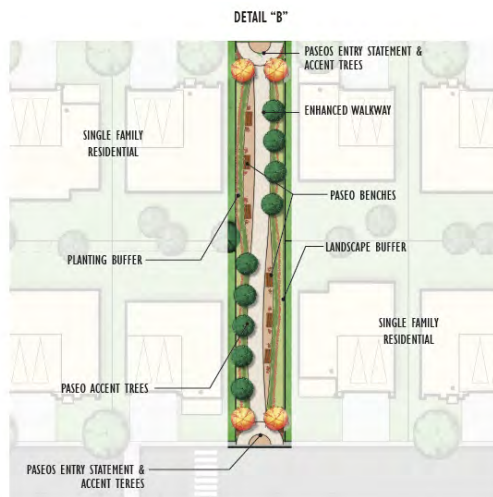
Plan 2



Plan 3



COMMON OPEN SPACE DETAILS FOR REFERENCE



COMMON OPEN SPACE DETAILS

FOR REFERENCE

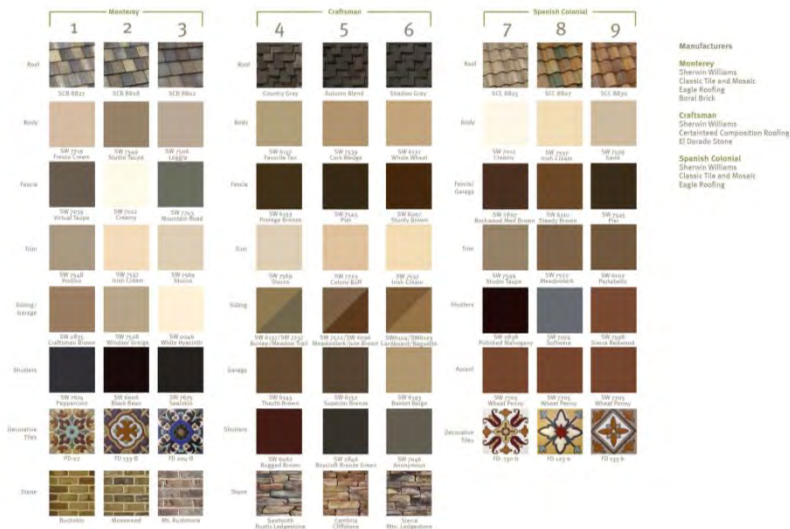


21

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COLOR AND MATERIAL BOARD

FOR REFERENCE



22

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